

Village IV News

Village IV Website
www.village4az.com

National Property Services
www.npsphx.com

January 2023

*New Year
Fresh look*

I don't know about you; but I dislike New Year's Resolutions.

It is however; an opportunity to start fresh and perhaps check off some overlooked projects. Here are some suggestions ...

UPDATE PLUMBING: Homeowners are responsible for regular home maintenance which includes updating interior shut off valves and supply line hoses to sinks, toilets, washer/dryer etc. Failure to do so could lead to water leaks and potential insurance claims.

UPDATE YOUR INSURANCE COVERAGE: Now is the time to submit the HOA Certificate of Insurance to your condo insurance company to ensure you have the proper coverage. The HOA has a \$25,000 Water Damage deductible and a \$10,000 All Other Peril.

RECYCLE MORE: Or maybe try it for the first time! The Recycle Bin is on 93rd Way. Please remember to flatten boxes.

QUESTIONS WE HAVE BEEN ASKED

IS THE HOA ON BUDGET? Yes! Village IV continues to manage its Reserve Fund budget to meet the needs of the community without the need for special assessments. This continues to be one of the many reasons Village IV is the number one choice for homeowners wanting to invest and live in the Villages of McCormick Ranch.

WHY CAN'T I REMOVE WALLS? Unlike the HGTV shows...you cannot remove walls to make an open plan. You live in a shared community and what you do affects others. Review the Condo Reno Info Package on our website or contact NPS to determine what permits are required and when.

All exterior modifications such as exterior windows/doors or patio enhancements must be approved via an Architectural Application.

WHY IS MY FAVORITE POOL CLOSED? One of the pools had to be closed for an entire week because glass was found on the deck. We *all* have to be part of the solution... or your pool might be next?



VILLAGE IV AGM
Saturday, March 4th
9:00 a.m. MST

Election of Board Members
Reports & Updates
Budget Review
Homeowner Questions
Gift card draw

Homeowners may vote online
You will receive an email from
village4@ivotehoa.com

Please ensure NPS has your
updated email address

National Property Services
Representing both
Village IV & VRA
Community Concerns
Phone: 480-443-5566

VILLAGE IV IS A PRIVATE RESIDENTIAL COMMUNITY

A reminder to homeowners

Rentals less than 30 days are not permitted.